

Metro Regional Urban Growth Management Functional Plan Title 11 Analysis

Introduction

This memo focuses on the planning requirements contained in Title 11 of the Metro Urban Growth Management Functional Plan. Title 11 addresses planning for new urban areas added to the urban growth boundary. The Metro Urban Growth Management Functional Plan calls for long-range planning to ensure that areas brought into the UGB are urbanized efficiently.

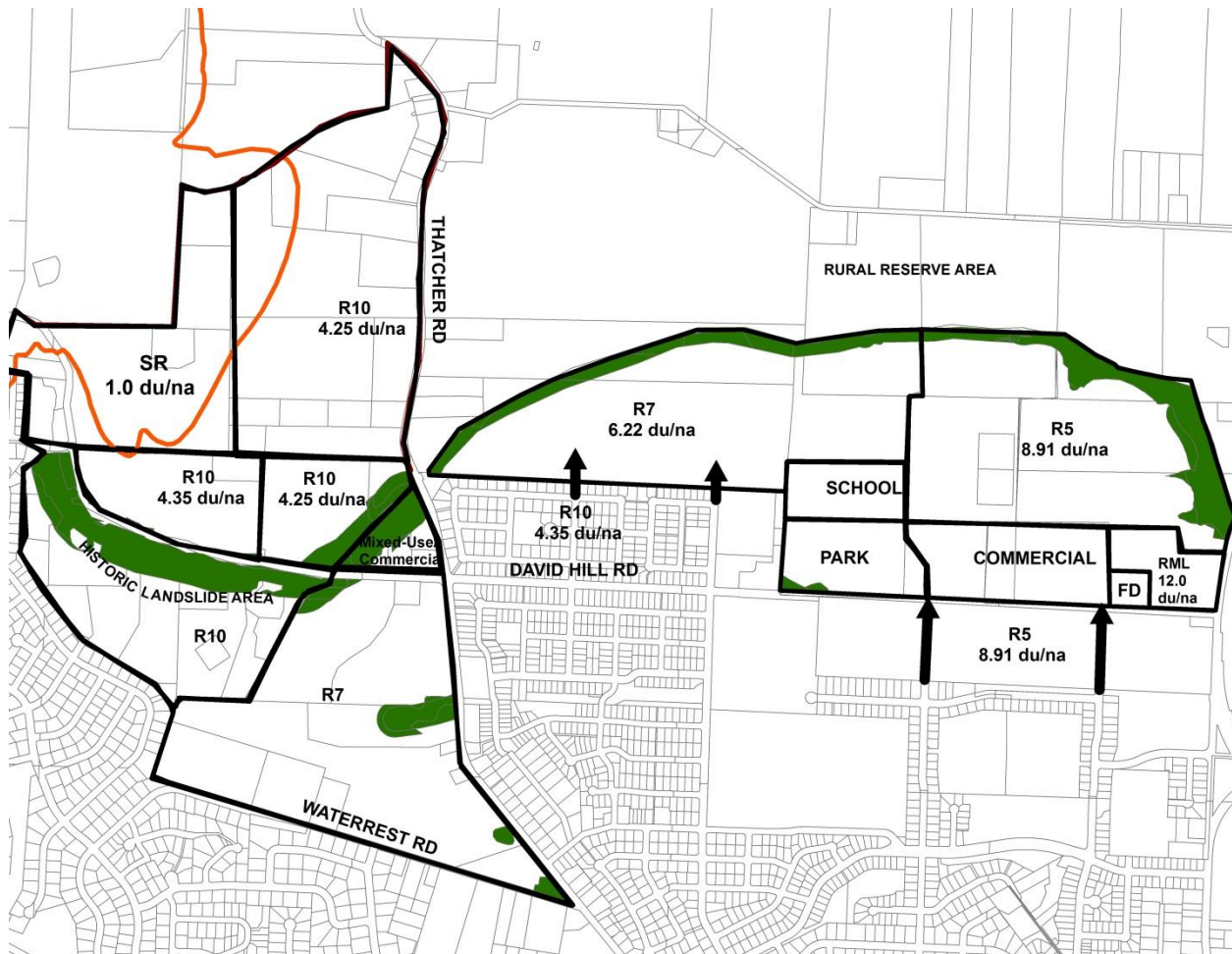
A. City shall adopt comprehensive plan provisions and land use regulations for the area added to the UGB.

Purdin Road Urban Growth Area

Discussion: The Refinement Plan includes recommended Comprehensive Plan provisions for the Purdin Road area added to the urban growth boundary by the Oregon Legislature in 2014. The recommended Comprehensive Plan designations include:

- Single Family Residential (B-Standard 6.22 dwellings per net acre)
- Single Family Residential (A-Medium 8.71 dwellings per net acre)
- Multifamily Residential (Multifamily Residential Low 12.0 dwellings per net acre)
- Commercial (Neighborhood Mixed Use)
- Public (Park Site, School Site, Fire Station Site)

Area	Gross Acres	Net Acres	Density	Dwelling Yield
B-Standard	90.11	62.81	6.22 du/na	390
A-Medium	85.90	56.82	8.71 du/na	494
Multifamily	10.26	7.95	12.0 du/na	95
Neighborhood Mixed Use	23.25	18.60	20.28 du/na	140
Public	29.13	25.70	-----	-----
Total	238.65	171.88		1,119



Elm Street Urban Growth Area

Discussion: The City adopted a Comprehensive Plan designation for the Elm Street urban growth boundary addition area on April 11, 2016 (Ordinance 2016-09). The adopted Comprehensive Plan designation is Campus Employment. This is a new Comprehensive Plan designation created as part of the Comprehensive Plan update completed in 2014. The Campus Employment designation is intended for light industrial and traded sector/corporate office uses developed with a high level of amenities.

FOREST GROVE OREGON

Legend

Comprehensive Plan Designations PLAN

- Community Commercial
- Campus Employment
- Neighborhood Commercial
- Park
- General Industrial
- Institutional
- Light Industrial
- Manufacturing and Employment (County)
- Neighborhood Mixed Use
- Open Space
- Public
- Single Family Residential C-Low
- Single Family Res A-Medium
- Single Family Residential B-Standard
- Single Family Residential B-C
- Residential Multifamily High
- Residential Multifamily Low
- Semi-Public
- Suburban Residential
- Town Centre Core
- Town Center Transition

Subject Property

Exclusive Farm Use

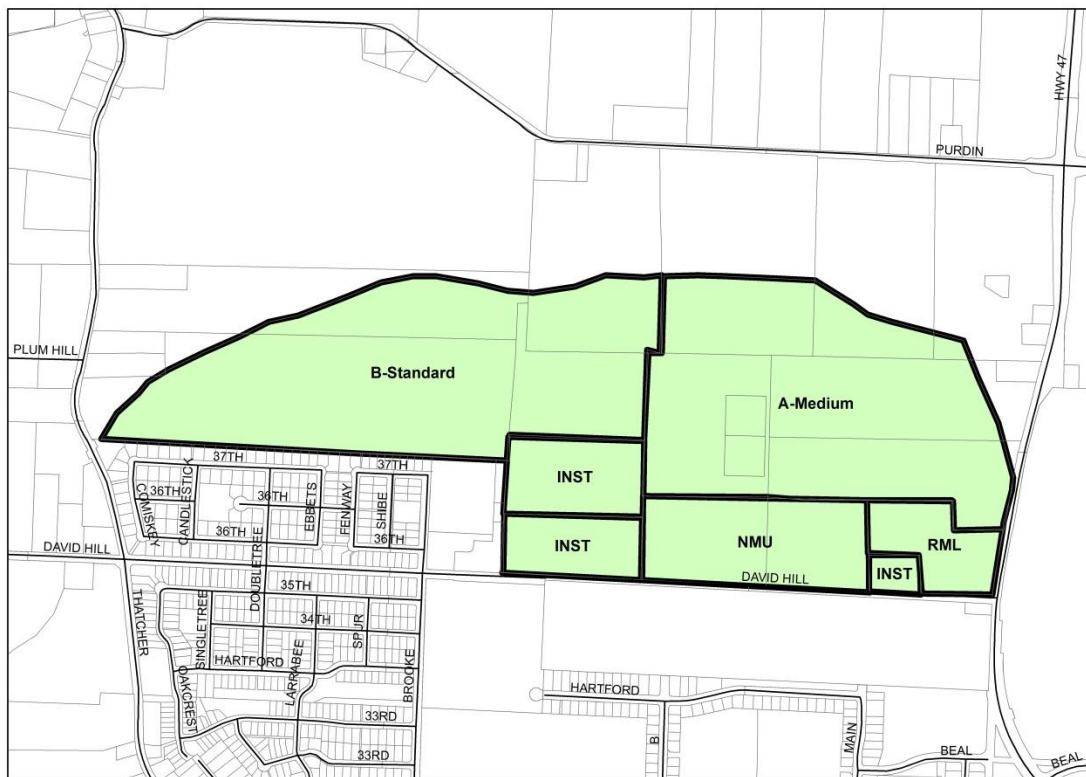
B. Comprehensive plan provisions for the area shall include:

- a. Specific plan designation boundaries

Discussion: The boundaries for specific Comprehensive Plan designations within the Refinement Plan area are shown below.

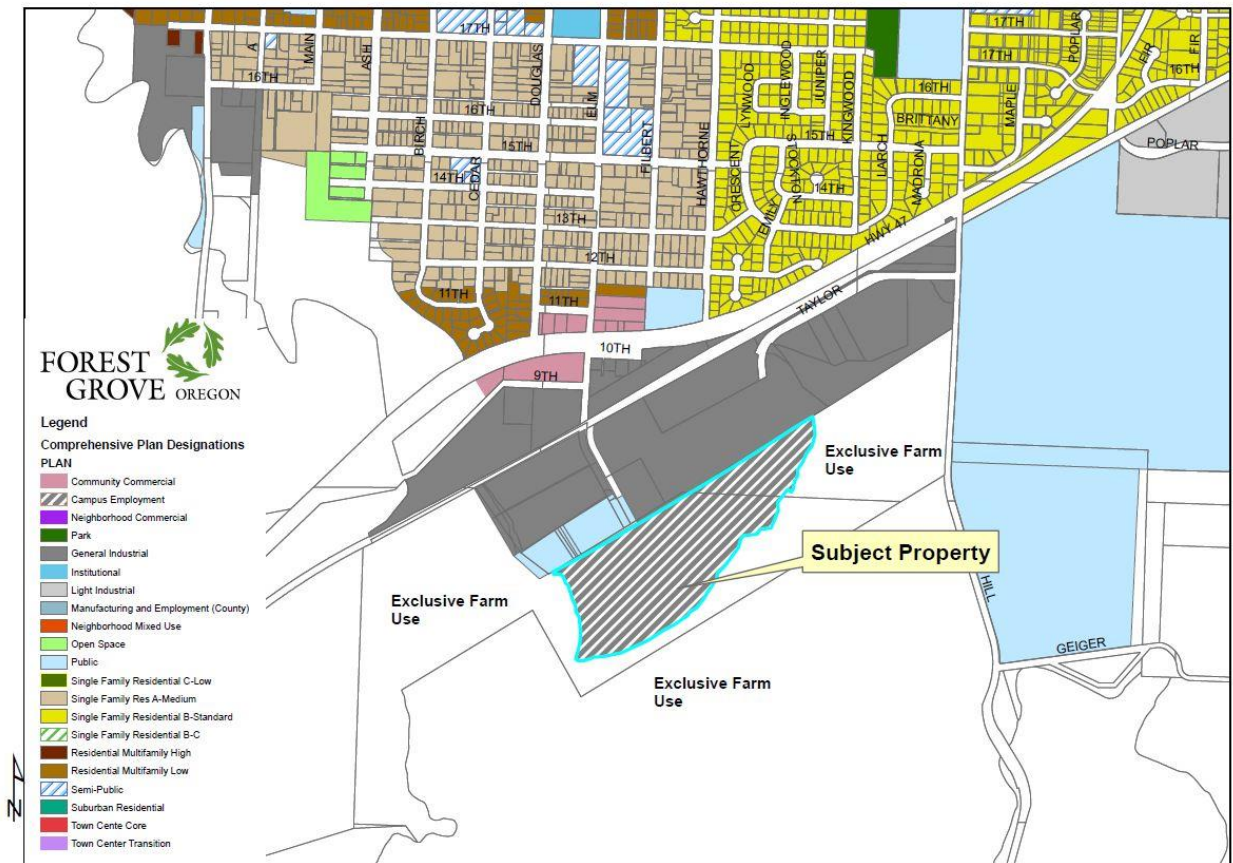
Purdin Road Area

COMPREHENSIVE PLAN DESIGNATIONS



Elm Street Area

COMPREHENSIVE PLAN DESIGNATIONS



- b. Provision for annexation to a city and to any necessary service districts prior to or simultaneously with application of city land use regulations.

Discussion: The Urban Planning Area Agreement (UPAA) between the City of Forest Grove and Washington County identifies planning responsibilities for the unincorporated David Hill area adjacent to Forest Grove within the urban growth boundary. Under the UPAA the City of Forest Grove is identified as appropriate service provider of local water, sanitary sewer, storm sewer and transportation facilities within the urban planning area. Exceptions include facilities provided by other service providers subject to terms any applicable intergovernmental agreements. The UPAA stipulates that unincorporated urbanizable land shall not be converted to urban development prior to annexation to the City. The UPAA will be amended to include the Purdin Road and Elm Street urban growth boundary areas.

- c. Provisions that ensure zoned capacity for the number and types of housing units.

Discussion: Land annexed into the City is subject to Forest Grove Development Code. The Development Code establishes target, minimum and maximum densities for each residential zone. The minimum density is 80% of the target density. Maximum density is 115% of the target density except for the Suburban Residential and Single Family (R-10) zone which is 120% of the target density. The provisions of the Forest Grove Development Code ensure that zoned capacity is achieved.

- d. Provision for affordable housing consistent with if the comprehensive plan authorizes housing in any part of the area.

Discussion: The City of Forest Grove does not provide affordable housing directly. However, the housing element of the Forest Grove Comprehensive Plan includes policies for affordable that apply. These policies include:

- Provide and maintain an adequate supply of affordable housing opportunities.
 - Policy 4.1: Development and implement programs to offset the increasing cost of new housing construction.
 - Policy 4.2: Promote the provision of housing assistance to low and moderate income individuals in Forest Grove through the Washington County Community Development Block Grant and Home Investment Partnership programs.
 - Develop and implement programs to encourage the rehabilitation of older housing stock throughout the community.
 - Develop and support partnerships with local Community Development Corporations whose mission it is to construct and rehabilitate affordable housing in Forest Grove.
 - Implement a program to sell unneeded land owned by the City of Forest Grove for the construction of affordable housing in areas designated for residential development.
 - Continue policies to allow for manufactured dwellings on individual lots outside of designated historic districts and within manufactured home parks.

- e. Provision for the amount of land and improvements for public school facilities sufficient to serve the area added to the UGB in coordination with affected school districts.

Discussion: The Forest Grove Comprehensive Plan update completed in 2014 shows a need for an additional elementary school during the planning period. The recommended land use concept for the Purdin Road area shows a

conceptual location for an elementary school. The site is approximately 10 acres in area.

- f. Provision for the amount of land and improvements for public park facilities sufficient to serve the area added to the UGB in coordination with affected park providers.

Discussion: The recommended land use concept for the Purdin Road area shows a conceptual location for a park to serve the area. The park site approximately 10 acres in area.

- g. A conceptual street plan that identifies internal street connections and connections to adjacent urban areas to improve local access and improve the integrity of the regional street system.

Discussion: The Refinement Plan includes a conceptual street for the plan area. This includes new collector roads improving traffic circulation. The street network for the Purdin Road area shows extensions of Main Street, B Street and Brooke Street into the Purdin Road urban growth boundary area. These streets tie into a new east/west collector street between David Hill Road and Council Creek which serves as the urban growth boundary.

The conceptual road network for the David Hill areas shows an extension of Plum Hill Lane to the west. The extension of Plum Hill Lane would connect with a new north/south collector street intersecting with Purdin Road and David Hill Road. In addition, the conceptual street plan includes a new collector street beginning approximately 1,250 feet west of the Thatcher Road and David Hill Road intersection. This new collector street would run general north/northwest from David Hill Road to the interior of the David Hill planning area.

North of Watercrest Road the conceptual street plan shows the extension of Vista Drive from Watercrest Road to Thatcher Road. This road would provide help to relieve congestion at the intersection of Thatcher Road with Gales Creek Road. The conceptual street plan for this area also shows a new east/west collector street connecting the extension of Vista Drive to a proposed extension of Valley Crest Way. This road would provide connectivity to potential future development along the south side of David Hill Road.

The conceptual street network, as proposed, addresses the requirements for roadway connectivity in the Metro Regional Transportation Function Plan. Street connectivity in the David Hill area was not addressed in the update to the Forest Grove Transportation Plan completed in 2014. The Forest Grove Transportation System Plan identified the David Hill area as a refinement area. The Westside Planning Program Refinement Plan provided an opportunity to address street

connectivity in the David Hill and Purdin Road areas in the context of the Regional Transportation Functional Plan as described more fully below.

Title 1 of the Regional Transportation Function Plan addresses transportation system design. The provisions of Title 1 ensure that the street system is designed to improve safety, support adjacent land use and balance the needs of all users including bicyclists, transit vehicles, motorists, freight delivery vehicles and pedestrians. To improve connectivity the RTFP stipulates that, to the extent practicable, local TSPs include a network of major arterial streets at one-mile spacing and minor arterial streets or collector streets at half-mile spacing. The design of the network shall be based on:

- Existing topography;
- Presence of rail lines;
- Presence of freeways;
- Pre-existing development;
- Leases, easements and covenants in place prior to May 1, 1995;
- The requirements of Titles 3 and 13 of the Urban Growth Management Functional Plan;
- Arterial design concepts in Table 2.6 and Figure 2.11 of the Regional Transportation Plan; and
- Best practices and designs for protecting natural resources and natural areas.

Each of the considerations for design of the street network are described in turn below.

Existing Topography

The topography of the Westside Planning Program Refinement Area is varied. The Purdin Road subarea is relatively flat accommodating a robust street network to serve future development. Proposed collector streets in the Purdin Road area are space approximately 1/4 to 1/3 mile apart. Therefore, this provision of the Metro RTFP is met.

In contrast to the Purdin Road area, David Hill has areas with steep slopes making street connections more difficult. The primary constraint is adhering to maximum street slope allowed under the Forest Grove Development Code. Another constraint is amount of cut and fill likely required for some road segments.

A collector street is proposed paralleling Thatcher Road approximately 1/3 mile to the west of Thatcher Road. This meets the RTFP requirements.

- h. Provision for the financing of local and state public facilities and services.

Discussion: The Transportation System Plan and financing analysis prepared for the Refinement Plan identify potential sources of revenue for financing public facilities and services. Sources of revenue include system development charges (SDCs), Washington County Major Streets Transportation Improvement Program (MSTIP), and federal transportation dollars allocated by Metro.

- i. A strategy for protection of the capacity and function of state highway interchanges.

Discussion: Not applicable.

C. The city responsible for comprehensive planning shall submit to Metro a determination of the residential capacity of any area to allow dwelling units, using a method consistent with a Goal 14 analysis, within 30 days after adoption of new land use regulations for the area.

Discussion: Estimated residential capacity is shown on the table below. The capacity is based on the recommended Comprehensive Plan designations, estimated net acreage, and target density of the recommended designation. Based on the recommended land use alternative for the Purdin Road Urban Growth Area estimated residential capacity increases by 1,119 dwelling units.

Area	Gross Acres	Net Acres	Density	Dwelling Yield
B-Standard	90.11	62.81	6.22 du/na	390
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